

LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE  
BUREAU OF SPECIAL OPERATIONS • CONTRACT CITIES SECTION

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GIL GARCETTI • District Attorney  
ROBERT P. HEFLIN • Chief Deputy District Attorney  
MICHAEL E. TRANBARGER • Assistant District Attorney

ALLEN D. FIELD • Director

July 10, 2000

Ms. Ana Mabel Melendrez {052068}  
aka Ana Mabel Cruz De Turcios  
aka Ana Mabel Martinez  
2530 Cudahy Street  
Huntington Park, CA 90255

RECEIVED  
JUL 12 2000  
Building and Safety/Land Development Division

Dear Ms. Melendrez:

It has come to the attention of the District Attorney's Office that you, as a landowner of record, are in violation of the Los Angeles County Zoning Code at the property that you own located at 2530 Cudahy Street, Huntington Park, CA. {Assessor's Parcel Number 6202-014-008}

**[Reference Zoning Code Sections: 22.20.015; 22.20.260;  
22.20.270; 22.20.310; 22.20.320(3)&(4); 22.20.330;  
22.20.105; 22.48.020; 22.52.1010; 22.52.1180;  
22.08.010; 22.08.240; 22.60.330; 22.60.340; 22.60.350;  
22.60.380]**

These criminal violations of law are due to the following facts:

an illegal second dwelling unit exists on your land; the necessary covered off-street parking required for your property by the Zoning Code for two residences does not exist; the necessary side and rear yard setback areas are not being maintained so that they are clear from the ground to the sky as required by the Zoning Code because there are illegal structural additions (rooms and patio cover) to the garage which presently exist within the each of the required rear and side yard setback areas; the necessary covered off-street parking required by the Zoning Code for the primary legal residence does not exist because a portion of the garage is not accessible for the parking of motor vehicles.

Those are illegal uses of land in the R-3 Zone where your property is located.

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11234 E. Valley Blvd.  
Room 110  
El Monte, CA 91731  
(626) 575-4285

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You should also be informed that, although I have not yet received official crime reports from the Division of Building and Safety, I have received information which indicates that criminal violations of the Building, Electrical and Plumbing Codes also exist on your property since structural, electrical and plumbing additions, alterations and modifications exist on your property without the benefit of the necessary valid building, plumbing, and electrical permits and inspections required by those codes.

**[Reference Building Code Sections: 103.1; 103.2; 103.3; 106.1; 106.2; 108.1; 108.8; 109.1; Plumbing Code Sections 101.10; 103.1; 103.2; 104.1.2; 104.1.3; 301; 319; Electrical Code Sections 82-1; 84-1]**

Please be advised that each and every day that any violation continues to exist constitutes a new and separate crime with an additional and separate penalty. However, prior to the possible filing of a criminal complaint against you for your failure to comply with the law (conviction could result in a penalty of 6 months in jail and a \$1,000 fine for each separate violation), an office conference has been set up to discuss this matter.

The date and time of the conference in this matter is **Thursday, August 3, 2000 at 2:45 p.m.** in the **Compton District Attorney's Office** located at **200 West Compton Boulevard, Room 700, Compton.**

Very truly yours,

GIL GARCETTI  
District Attorney

By 

JOHN W. BAX, Deputy-in-Charge  
Contract Cities Section  
Specialized Litigation Division  
vc

c: Mr. Oscar Gomez [Case # EF940356]  
Zoning Enforcement Officer (213) 974-6453  
Department of Regional Planning

✓Gerald Rogers (323) 586-6541  
Senior Building Engineering Inspector  
Building and Safety Division